

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JULY 15, 2020 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER

Chair Foster called the meeting to order at 7:00.

DETERMINATION OF A QUORUM

Mr. Workman called the roll to determine a quorum.

Present: Bill Foster, Chair
Trey Wolz, Vice-Chair
Adam Workman, Secretary
Bryan Katz
Scott Kroll
Robert Miller
Bryan Rice

Absent: Coy Allen
Will Bulloss
Sara Bohn, Board of Supervisors Liaison

Staff: Emily Gibson, Director of Planning & GIS Services
Brea Hopkins, Development Planner
Justin Sanders, Development Planner

APPROVAL OF AGENDA

On a motion by Mr. Miller, and seconded by Mr. Wolz, the Planning Commission unanimously approved the agenda as presented.

APPROVAL OF CONSENT AGENDA

June 17, 2020 Planning Commission Meeting Minutes

On a motion by Mr. Rice, and seconded by Mr. Katz, the Planning Commission unanimously approved the consent agenda as presented.

PUBLIC HEARINGS

- a. A request by **Jerry L. and Vickie L. Akers** (Agent: Brushy Mountain Engineering) to rezone a total of 1.317 acres from Agricultural (A1) to Manufacturing Light (ML) to allow a Flex Industrial Use (Machine Shop) with proffered conditions. The property is located **10001 Roanoke Road, Elliston**; identified as Tax Map 060-A-9 (Parcel ID: 007525) in the Shawsville Magisterial District. The property currently lies in an area designated as Village Expansion in the 2025 Montgomery County Comprehensive Plan and further designated as Mixed Use in the Elliston-Lafayette Village Plan.

Ms. Hopkins presented the application and indicated that Mr. Kidd, the contract purchaser, was present to answer any questions the Commission may have after staff’s presentation.

Ms. Hopkins provided an overview of the application, which proposes rezoning of 1.317 acres to Manufacturing Light (ML) to allow for a flex industrial use, further defined as a machine shop by the applicant.

Ms. Hopkins provided the Commission with background information on the subject parcel, which formerly housed the Green Hill Meat Packaging Plant. She shared that the plant had existed and operated as a non-conforming use in the Agricultural (A-1) zoning district. Ms. Hopkins shared that the property was rezoned in 1996 to General Business (GB), which allowed commercial redevelopment of the site with no proffered conditions. Ms. Hopkins shared that Mr. Kidd seeks to relocate his existing machine shop from Salem to Montgomery County if the rezoning is approved.

Ms. Hopkins then shared several photographs of the site, highlighting the existing building, entrance, existing access easement, and other features.

Ms. Hopkins provided an overview of the proposed concept plan, detailing the applicants' plan to renovate and utilize the existing structure for the proposed use. She also noted areas where pavement would be removed to add additional landscaping. Ms. Hopkins shared that the existing shared driveway would remain, in addition to the current loading dock. She pointed out parking and other features of the concept plan.

Ms. Hopkins reviewed VDOT comments which indicated that no entrance upgrades would be required and that no negative impacts were foreseen on existing traffic patterns and volume. Ms. Hopkins noted that VDOT may require further review should a change in use or conditions arise.

Ms. Hopkins noted that a small portion of the property does lie within a FEMA designated flood zone, but that no proposed construction or improvements were planned in that area of the site. Ms. Hopkins also referenced the Concept Plan depicted removal of some impervious surface to allow for additional landscaping. A full review of erosion and sediment control measures and stormwater requirements would be provided at site plan submission.

Ms. Hopkins shared that the Elliston Lafayette Wastewater System requires septic. She noted that the existing septic on site would not be utilized and a new septic system would be installed. Ms. Hopkins shared that the connection to public water is not required, as the main water line is located across Route 11/460. The Public Service Authority could not require the connection under these circumstances. Ms. Hopkins shared that the connection would be cost prohibitive due to the minimal water usage that is proposed on site. She continued to state that the existing on-site well will be utilized to provide water for the property and that the applicant had voluntarily tested the existing well and plans some upgrades. Ms. Hopkins also shared that the Virginia Department of Health does not require testing for existing wells. Lastly, she stated that the applicant had included a proffered condition that PSA review would be required for a change in use or a significant increase in water demand.

The Comprehensive Plan designates the site as Mixed Use in the Elliston-Lafayette Village Plan and further denotes it as Planned Light Industrial in the Route 11/460 Corridor Plan. The Comprehensive Plan designation does accommodate small scale industrial and employment uses within villages that are located adjacent to similar uses. Ms. Hopkins stated that the proposed rezoning appears consistent with the Comprehensive Plan and qualified for consideration for rezoning.

Ms. Hopkins stated that staff recommended the approval of the rezoning request with the following proffered conditions:

- 1) Conceptual Layout – The Property shall be developed in general conformance with the Concept Plan prepared by Brushy Mountain Engineering, dated April 28, 2020, last revised on May 29, 2020.
- 2) Zoning Use Limitations – The following by-right uses in Manufacturing – Light shall not be permitted upon rezoning:
 - a. Business or trade school
 - b. Civic club
 - c. Conference or training center
 - d. Crematorium
 - e. Day care center
 - f. Financial services
 - g. Fire, police, rescue facility
 - h. Homeless shelter
 - i. Hotel, motel
 - j. Park and ride lot
 - k. Telecommunications tower, attached
- 3) Utilities – At this time the buildings will be served by Montgomery County Public Service Authority (PSA) sanitary sewer and an existing onsite well. The Applicant/Owner shall review with the PSA any change in use or significant increase in water demand to determine if connection to PSA water supply will be required.

Ms. Hopkins stated that staff had not received any public comments on the proposed rezoning request.

Chair Foster then asked the Commission if there were any questions for staff.

Mr. Rice asked Ms. Hopkins for clarification on the third proffered condition, specifically if a certain amount of water consumption would trigger a review by the PSA. Ms. Hopkins responded that a change in use would likely be the factor which would result in a review. She mentioned that the PSA can calculate the gallons per day usage of a particular use type. The PSA would have discretion on requiring connection based on this information.

Mr. Kidd, the prospective property owner, came forward and provided background on the proposed project. Mr. Kidd stated that he had opened a machine shop in Salem two years ago and was looking to expand his operations. He expressed his excitement about the project site, and cited his family history in Montgomery County as a factor in wanting to relocate. He stated that he had one full time employee and two part-time employees currently working at the current machine shop. He stated that he hopes to continue to grow in the new location, pending the approval of the rezoning request. The existing machine shop contains a variety of mills and lathes. Mr. Kidd noted that as he continues to expand his operations, he would be adding larger pieces of equipment to the shop.

Chair Foster then asked the Commission if there were any questions for the applicant.

Mr. Kroll asked Mr. Kidd about the volume of truck traffic that would be generated through the delivery of raw materials or processed items. Mr. Kidd responded that majority of the shop's existing materials were delivered and/or shipped via pickup trucks and attached trailers. He stated that as the machine shop continues to grow, that he expects no more than two trucks a day coming to the site.

Seeing no additional questions for Mr. Kidd, Chair Foster opened the public hearing at 7:23 pm.

Chair Foster noted that no individuals had signed up to speak during the public hearing.

Seeing no additional speakers, Chair Foster closed the public hearing at 7:24 pm.

Mr. Katz questioned the proffer concerning water consumption and increased demand. He expressed that he would like to remove the component citing "significant increase of demand."

Mr. Rice noted that the voluntary proffers could not be amended by the Planning Commission as they were not conditions. He stated that he felt the significant point of the proffer was the change in use and felt that it would be the main rationale for any future PSA connection.

On a motion made by Mr. Kroll, seconded by Mr. Miller and carried unanimously, the Planning Commission (7-0 with two absent) recommended approval of the proposed rezoning request to rezone a total of 1.317 acres from Agricultural (A1) to Manufacturing Light (ML) to allow a Flex Industrial Use (Machine Shop) with proffered conditions.

2nd PUBLIC HEARING

- b. A request by **Jason and Indra McGrady** (Agent: Balzer and Associates, Inc) to rezone a 3.358 acre portion of a 5.295 acre parcel from Agricultural (A1) to Community Business (CB) to allow for the construction of a contractor service establishment. The property is located at **421 Jennelle Road, Blacksburg**; identified as Tax Map 067-10-2 (Parcel ID: 025143) in the Shawsville Magisterial District. The property currently lies in an area designated as Urban Expansion in the Montgomery County 2025 Comprehensive Plan.

AND

A request by **Jason and Indra McGrady** (Agent: Balzer and Associates, Inc) for a Special Use Permit to allow the construction of a contractor service establishment on the same parcel.

Mr. Sanders came forward to present the application. He outlined adjacent property uses and provided background information on the site location and existing structures.

Mr. Sanders presented several photographs of the site and outlined features including the gravel access road, gravel parking area, and existing metal building which would be utilized as part of the proposed contractor services establishment.

Mr. Sanders then presented the concept plan submitted by the applicants' agent. He highlighted the change made to the previously submitted concept plan which would pave the entrance area from the edge of the pavement of Jennelle Road to the right-of-way. Mr. Sanders also pointed out the proposed landscape buffers around the property and the location of the proposed structure. Mr. Sanders commented that the topography and existing tree cover on the site, which would be utilized as part of the required landscape buffer, aided in mitigating any visual impacts of the proposed project on surrounding properties. He also presented a rendering of the proposed office building.

Mr. Sanders outlined the potential transportation impacts of the project. He noted that VDOT had reviewed the proposed entrance and determined it to be a low-volume commercial entrance. Upon review, VDOT had determined that no turn lanes were needed for the project.

Mr. Sanders then shared that a certification letter had been received from the Virginia Department of Health outlining the suitability of the property for private water and septic systems. Mr. Sanders

explained that no public water or sewer service was available on the subject parcel and no service was planned by the PSA. He also shared that the Community Business zoning designation does allow for private water and septic systems with the approval of VDH.

Mr. Sanders then shared that no portion of the property was located within a FEMA floodplain and that erosion and sediment control standards and stormwater requirements would be determined during the site plan review process.

Mr. Sanders noted that the site lies within an area designated as Urban Expansion by the Comprehensive Plan. Mr. Sanders outlined the various Comprehensive Plan sections for consideration and shared how the proposed project aligned with those policy sections. Mr. Sanders then outlined the Community Business zoning designation objectives. Mr. Sanders stated that the rezoning application appeared to be in compliance with the Comprehensive Plan and qualified for consideration for rezoning.

Mr. Sanders stated that staff recommended the approval of the rezoning request with the following proffered conditions:

1. Conceptual Layout – The Property shall be developed in general conformance with the master plan submitted by Balzer and Associates, Inc depicted on Sheet Z2, dated May 26, 2020 and revised June 25, 2020.
2. The proposed office building shall be constructed in general conformance with the rendering provided within the application dated May 26, 2020 and revised June 25, 2020.

Mr. Sanders also shared that staff recommended the approval of the special use permit for the construction of a contractor services establishment with the following conditions:

- 1) Normal hours of operation shall be limited to 7:00 AM through 7:00 PM
- 2) Exterior lighting installed on the property shall be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.

Seeing no questions for staff, Mr. Sanders informed the Commission that the applicants, Jason and Indra McGrady, and their agent, Steve Semones from Balzer and Associates, were present to answer any questions.

Mr. Steve Semones provided a brief overview of his involvement with the project and detailed considerations made in the design of the concept plan. He also provided an overview on the changes made to the concept plan since the previous work session.

Chair Foster then asked the Commission if there were any questions for the applicant. No questions were raised by members of the Commission.

Chair Foster then opened the public hearing at 7:41 pm. Seeing no speakers, the public hearing was closed.

Mr. Katz shared that he believed that the project would be a major asset to the county and expressed his appreciation at the thought that was put into the design and site configuration.

On a motion made by Mr. Katz, seconded by Mr. Workman and carried unanimously (7-0 with two absent), the Planning Commission recommended approval of the proposed rezoning request to rezone a total of 3.358 acres from Agricultural (A1) to Community Business (CB) with proffered conditions:

1. Conceptual Layout – The Property shall be developed in general conformance with the master plan submitted by Balzer and Associates, Inc depicted on Sheet Z2, dated May 26, 2020 and revised June 25, 2020.
2. The proposed office building shall be constructed in general conformance with the rendering provided within the application dated May 26, 2020 and revised June 25, 2020.

On a motion made by Mr. Miller, seconded by Mr. Wolz and carried unanimously, the Planning Commission recommended approval of the special use permit to construct a contractor services establishment with the conditions recommended by staff:

- 1) Normal hours of operation shall be limited to 7:00 AM through 7:00 PM
- 2) Exterior lighting installed on the property shall be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.

PUBLIC ADDRESS

Chair Foster opened this portion of the meeting at 7:44 PM. Having no speakers, the public address session was closed.

OLD BUSINESS: None.

NEW BUSINESS:

a. Comprehensive Plan Preparation

Ms. Gibson provided an overview of the Comprehensive Planning process, including requirements in the Code of Virginia for items that must be included in the document. Ms. Gibson also detailed items that could be included in the plan, that are often tailored to specific needs of communities. She also provided members of the Commission with information on the current Montgomery County 2025 Comprehensive Plan and ongoing efforts to update the Village plans by staff. Ms. Gibson asked members of the Commission for their feedback on future Comprehensive Planning efforts so that staff could provide requested data and other resources throughout the process.

Mr. Katz asked for clarification regarding the level of specificity of the Comprehensive Plan on issues relating to broadband access. Ms. Gibson stated that the Comprehensive Plan language would be broad in scope, allowing the Commission flexibility on implementation. She noted that the broadband study commissioned by the County and the work of the Economic Development department would guide future projects concerning broadband access.

Mr. Kroll expressed a desire for more consistency throughout the Comprehensive Plan. He noted that various components of the plan often had different color coding, shading, and nomenclature denoting the same items. He noted that these inconsistencies can make the plan confusing and difficult to interpret. Mr. Kroll also stated that the Comprehensive Plan often referenced other plans or studies which were not integrated into the document, leading to further confusion.

Ms. Gibson noted that staff understands that inconsistency exists in the plan and works to ensure continuity between different Comprehensive Plan sections when making updates. She noted that current revisions of the Village Plans will contain more integration of other plan elements into the body of the document. Ms. Gibson also noted that adoption of one plan does not mean that other studies or

plans are replaced. She noted that incorporating these other plans by reference is important to ensuring clarity.

Mr. Katz shared his desire for the Comprehensive Plan to provide better guidance on transportation planning and how transportation and development patterns were related. He stated that he would like to see a map of the rezonings approved since the adoption of the Comprehensive Plan to have a better understanding of growth patterns and the impact on transportation. Mr. Katz also stated that it would be beneficial to establish priorities for transportation projects due to the ever-changing nature of state funding for these projects.

Ms. Gibson noted that specificity is also important when discussing transportation in the Comprehensive Plan. She stated that increase focus on the capacity of road sections and attention to intersections would be important in future transportation planning.

Chair Foster asked for clarification on what was meant by public services in the context of Comprehensive Planning. Ms. Gibson noted that public services could mean a wide range of services that benefit the public, including infrastructure, recreation, and other services.

Chair Foster inquired about water and sewer connections in the Prices Fork and Riner areas, where development pressure seems concentrated. Ms. Gibson noted that future expansion of these systems is currently underway or in the planning stages. She noted that data from the Public Service Authority could be utilized in drafting components of the plan related to infrastructure improvements.

Chair Foster expressed his interest in the assumptions that factor into the Comprehensive Plan concerning the universities and their impact on growth rates and services. He noted that the uncertainty surrounding COVID-19 may impact those assumptions in the future.

Mr. Kroll asked how the school system was integrated into the Comprehensive Plan. Ms. Gibson replied that the schools input is sought in future planning efforts. She noted that schools are at the heart of many of the villages in the county. Ms. Gibson shared that the capital project discussions help to ensure that the County and the school system are communicating these needs and issues.

Several Commissioners returned to concerns about transportation, with Mr. Katz expressing interest in further training on transportation issues. Ms. Gibson noted that staff had continued to adapt its approach to transportation projects, as the funding of projects continues to be changed by VDOT.

Ms. Gibson closed by encouraging Commissioners to share their questions and feedback with staff to continue to guide the Comprehensive Planning process.

LIAISON REPORTS

Board of Supervisors – Ms. Gibson provided an update on behalf of Supervisor Bohn. She noted that the Oak Forest Rezoning application was approved by the Board at their last meeting. Ms. Gibson also shared that the Board had received an update on revenue collection, which has remained at projected levels and is on par for previous years' collection rate. She also shared that the Board had adopted paperwork for a Community Development Block Grant to assist the Millstone Kitchen and the Neighbors in Need program with CARES Act funding. Lastly, Ms. Gibson shared an update regarding a new change to dog licensing fees that was presented to the Board.

Public Service Authority – Ms. Gibson shared that the PSA had recently held their Public Hearing on a proposed 5.5% rate increase. The increase was approved.

Blacksburg Planning Commission – Ms. Gibson shared that the Planning Commission had recently met to consider two Conditional Use Permits. The CUP concerned a medical clinic locating in the town. The second CUP was submitted in regard to a height increase for the new parking structure and mixed use development at the Old Middle School site. Both applications were approved.

Christiansburg Planning Commission – Mr. Rice stated that the Planning Commission had recently met to consider an application from MCPS regarding the Old Christiansburg Middle School site. He shared that action was tabled and the Commission held a site visit on Monday, July 13.

Radford Planning Commission – No report.

Tourism Council – No Report.

Parks and Recreation – No report.

Planning Director's Report – Ms. Gibson shared that staff continues to provide contactless and electronic submission options for applicants. She noted that the new MyGIS OneView system continues to perform well and allows staff much greater flexibility to make changes and respond to citizen needs. She shared that permitting, plat review, and other services remain on par with previous years' volumes. Ms. Gibson then asked the Commission for their preference on an August meeting date. The Commission determined that it would meet on August 12, holding the August 19 date if the need arose to discuss additional items.

ADJOURNMENT

With no additional business, Chair Foster adjourned the meeting at 8:37 p.m.